

Westfield Township Board of Trustees

Regular Meeting

June 4, 2018

Trustee Schmidt called the meeting to order at 7:00 PM. with the Pledge of Allegiance.

Roll call: Horner – aye, Schmidt – aye, Likley – aye.

Zoning

- ZI Sims presented the property splits relating to the Tim Gallatin property on Mud Lake Road. 1 lot is being dissolved and 2 others are being combined; in the end 3 lots will exist. Trustees were asked to sign the new parcel map.
 - Documentation is available for public review.
 - The Trustees were asked to review the surveyor information ZI Sims will be providing prior to the next regular meeting.

Likley makes a motion accept the lot split for the Tim Gallatin property on Mud Lake Road as submitted; seconded by Horner. Roll call: Horner – aye, Schmidt – aye, Likley – aye. The motion passes.

- Non-conforming lot inquiry at 8920 Friendsville Road – it's only a .25 acre lot and there is a question if the lot is buildable.
 - The seller is willing to share information from the Title Search as it relates to the lot being created in 1968.
 - Trustee Schmidt provided information to ZI Sims with dates going back to 1919.
 - The minimum square footage for a house is 1200 sq. ft. in the Township and with the other zoning requirements; it does not qualify as buildable.
 - ZI Sims will also review the information with Asst. Prosecutor Mike Lyons.
- ZI Sims called the Construction Superintendent to ask him to review the retention basin at Westfield Lakes being built to spec in regard to location & slope. She has not followed up at this time.
 - Fencing is not a requirement through Zoning but if it's on the site plan it is required.
- TA needs a letter stating a Zoning Certificate is not needed for the Cell Tower/Pole in the right of way. ZI Sims gave them verbal approval to proceed. Asst. Prosecutor Richter contacted Sims who stated it is not a zoning issue as a Cell Tower is a utility.
- Zoning Commission had a site plan review meeting on May 23rd for Deer Pass and the proposed changes for adding a Mexican Restaurant. Approval is contingent upon receiving approval from the Medina County Health Department for a septic system
 - Fire Chief Fletcher wrote a letter stating the space was compliant.
 - The parking area is to be paved prior to opening the restaurant.
 - Opening is planned in the next 2 months.
- Several permits were issued for Westfield Lakes.
- Zoning Commission will not meet in June, 2018.

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- Training may be scheduled soon. Trustee Schmidt indicated that with the success of the levy and having associated expenses reimburse, it may be possible to allocate funds to the consultant for zoning training.
- Kratzer hearing updates:
 - The property has been listed for sale.
 - Attorney Innes and Zoning Secretary Porter will be meeting June 7th to gather the requested information at is relates to the Appeal.
 - Westfield's Board requires that communication outside that of a fiduciary nature be submitted to them for review.

Comments from the floor

- Erika Greiffen, Medina County Auditor's Office – Representatives are throughout the county verifying new construction for the 2018 tax year, reappraising for the 2019 tax year, and farm checking. 2017 Second Half Tax Bills will be mailed with the tentative due date Friday, June 13th

Minutes to be approved

Schmidt makes a motion to accept the May 21, 2018 Regular meeting minutes as corrected; seconded by Likley. Roll call: Horner – aye, Schmidt – aye, Likley – aye. The motion passes.

Roads Report

- Ballash Road's culvert replacement work was completed on Wednesday, May 27, 2018. The culvert work was also extended to move the water more effectively. Stone work will be done once the soil settles.
- Sarver Paving may come out to do Westfield Landing the week of June 18, 2018.
- Shimming will continue for the next few weeks, and then Chip & Seal work will begin.
- The new mowing vendor seems to be doing a good job; Evans will check the property on N. Leroy to be sure it is mowed as well.
- The asphalt in front of the Township Hall garage is failing. Evans has not secured quotes for repairs from concrete vendors.
- Roadside mowing on Buffham Road has been done, Ryan Road is also done. Lafayette's crew will be working their way south into Westfield shortly.
- George's Tree Service removed dead trees on Daniels Road as well as some on S. Leroy Road

Cemetery

- N/A

Fire

- A Certificate of Estimated Life and Maximum Maturity was received from Bricker & Eckler, Attorneys at Law, for the Series 2018 Bonds.
 - FO Haendiges must sign the Certificate to commit that due to the project it is necessary to sell the bonds.

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- Improvements exceed 5 years
- A resolution to the same language needs to be passed, a certified version will be provided to the Medina County Auditor. A copy of receipt will be requested.
 - A copy will go back to Bricker & Eckler
 - A copy will be provided to any Financial Institution contacted regarding the purchasing of bonds
- Bricker & Eckler's, Rebecca Princehorn has been asked to provide a comprehensive listing expected expenses related to the Bond Levy work.
- Westfield Bank, Huntington Bank and PNC Bank are being contacted to find the best option for the purchasing of the bonds.
- Once the \$3.3M of bonds are issued the full amount of the funds will be provided to the Township. It will not be a draw process.
- The first repayment of the bonds to the financial institution will be in June, 2019. Revenue will be received with tax payment advances January, 2019. There will be semi-annual payments to the bank.
- These will not be public bonds, they will be direct placement. The bond interest is tax-exempt since they are Municipal bonds.
- Any unused funds get paid back to the financial institution before the expiration date of the agreement.
- Trustee Likley will provide information to the Financial Institutions and provide feedback by the next regular meeting, June 18th.

Likley makes a motion to accept Resolution 2018-10 for the purpose of the issuance of bonds in the amount not to exceed \$3,300,000 for the purpose of constructing a safety services building for fire protection and health and safety, furnishing and equipping the same, improving the site thereof and acquiring land and interests in land necessary in connection therewith; seconded by Schmidt. Roll call: Likley – aye, Schmidt – aye, Horner – aye. The motion passes.

- Information was received from DS Architect regarding the Phase II quote. This information will be reviewed by the Trustees. The proposal for comprehensive services was submitted in the amount \$73,585.00. The RFQ process is not listed in this proposal. Trustee Likley will follow up with DS Architect before the next meeting. The current proposal will not be signed at this time. Approximately \$115,000 has been spent to date with DS Architects.
- Trustee Schmidt provided an Election Compliance Report. The Bond Committee is meeting all requirements as requested by the Board.

Old Business

- Recycle Center – no updates
 - Recycling is currently dictated by the hauler providing the homeowners service.
- Hall Rentals
 - June 10 – 6 PM – 8 PM – Schmidt to Open
 - June 21 – 8 AM – 4 PM - Haendiges to Open
- ODOT Meeting as it relates to the R-cut at Westfield Road will be on Thursday, August 9, 2018 between 6 – 8 PM.

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- Health Insurance renewal has been finalized for the year.
- Ken Beckley, Greenwich Road questioned the Kratzer Developments starting up again. The Trustees stated that it never ended. April 4th the BZA had a Public Hearing regarding the Variance Request that had been denied 5 years prior. The decision has been appealed to the Common Pleas Court. It will go before Judge Collier for a decision whether the BZA's decision stands.
 - Questioned the Deer Pass property's being for sale. It does not fall into the Kratzer variance issue.
 - Inquired about any activity for the old Truck wash at Lake Road & Route 224. The area was rezoned to attract development however nothing has come to fruition.

New Business

- Township awards – no updates.
- Board of Election expenses Medina County Auditor – the total cost of the any election gets allocated to each voting district however more information is needed. There was a misconception about what gets charged back to the Township. The Township can charge the Board of Election for the Hall Rental on Election Day.
- Gloria Glens Annexation - Medina County Commissioners approved the annexation request.
 - Trustee Schmidt - May 30th Medina County Gazette stated that the annexation allows Gloria Glens to boarder Lafayette Township and have access to their Fire services and that is the sole purpose of the annexation.

Announcements

- June 18, 2018 – Trustees Regular Meeting – 7:00 PM

Fiscal Officer's Report

Likley makes a motion to pay the bills in the amount of \$9,749.76 as submitted; seconded by Schmidt. Roll call: Horner– aye, Schmidt – aye, Likely – aye. The motion passes.

- George's Tree Service – \$1,500.00 – 2 trees removed on S. Leroy
- Martha Evans - \$150.00 – Refund of hall deposit
- Lodi Lumber - \$108.32 – Treated lumber to be used for leverage

Fund Status

- \$458,105.60 Checking
- \$100,539.26 CD

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Appropriations Reallocation

- \$200.00 to 2021-330-223-0001 To Dental & Vision from 2021-330-221-0000 Medical Hospitalization
- \$60.00 to 2021-330-224-0005 To Dental & Vision from 2021-330-221-0000 Medical Hospitalization

The following reports were given to the Trustees for their review.

- Appropriation Report
- Fund Status
- Payment Register – all payments from the day after the last meeting
- Cash Summary by Fund
- Revenue Status
- Monthly Receipt Listing

Schmidt makes a motion to adjourn at 8:50 PM; seconded by Likley. All said aye.

Respectfully submitted by:

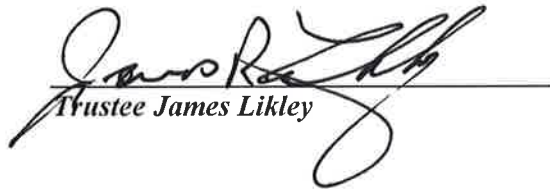
July 2, 2018

Michelle English

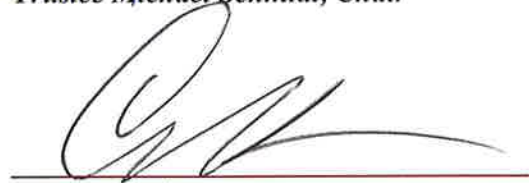
Date approved:



Trustee Michael Schmidt, Chair



Trustee James Likley



Trustee Craig Horner